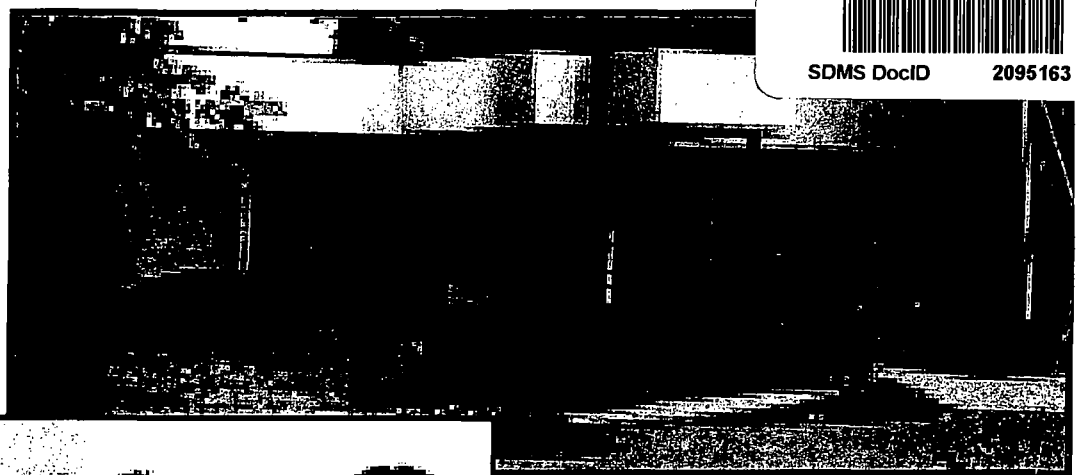


# Bally Brook Industrial Park

## Manufacturing/Warehouse Office Complex

*Flexible Space from  
3,000 to 300,000 sq. ft.*

*Lease options with or without  
office space. All with ample  
parking for automobiles,  
tractor trailers and/or  
outside storage.*

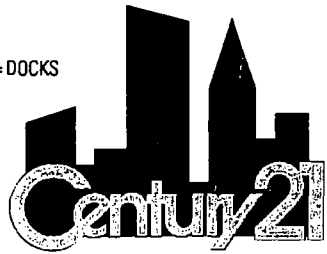
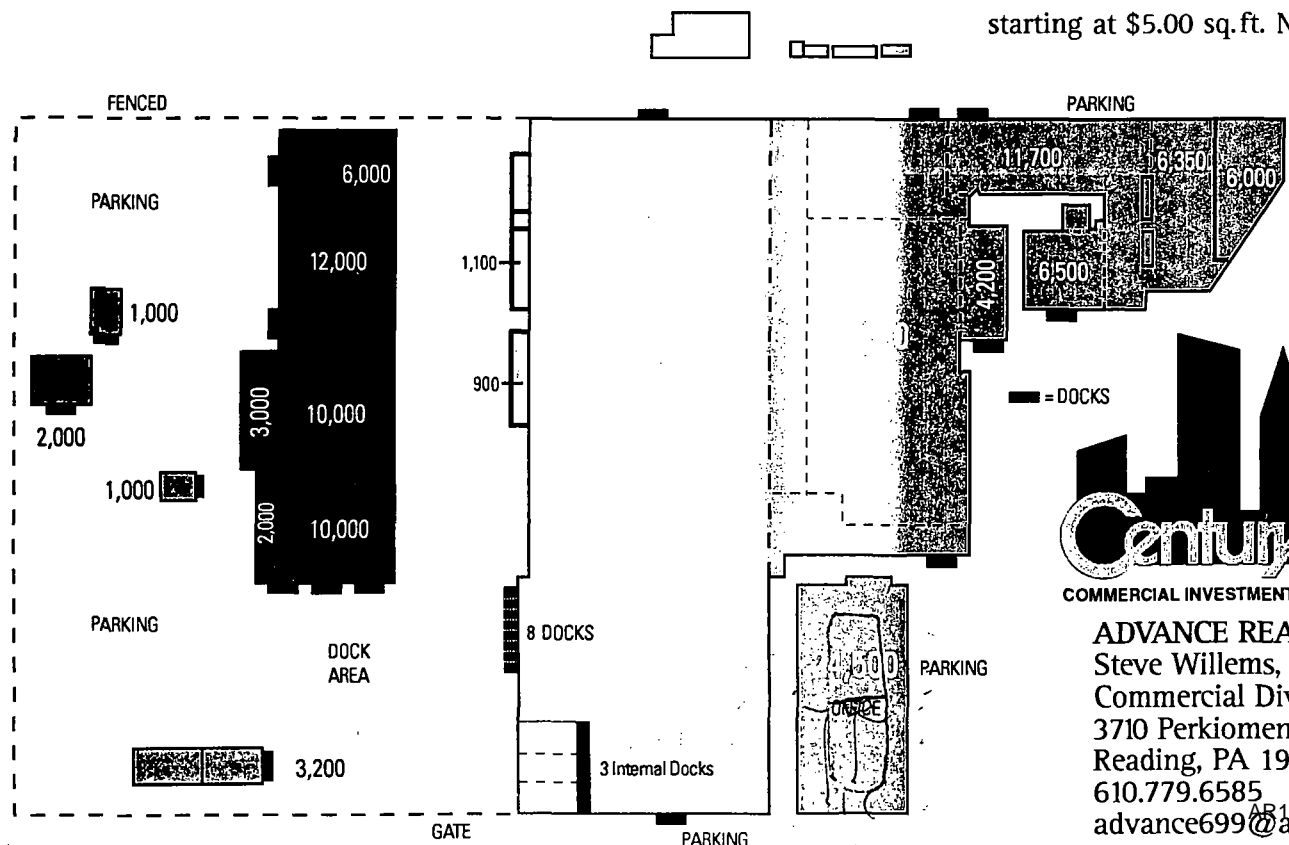


SDMS DocID 2095163



20 North Front Street • Bally, PA

- Convenient location
- Low C.A.M.
- 3-phase electric/ 1200 AMP
- Remodeled to suit tenants
- 7 acres off-street parking/outside storage
- Flex space starting at \$1.50 sq.ft. NNN
- 12' to 22' ceilings
- Highly insulated walls
- Long and short term leases
- Office space optional to 24,000 sq.ft. rates starting at \$5.00 sq.ft. NNN



**ADVANCE REALTY**  
Steve Willems, VP  
Commercial Division  
3710 Perkiomen Avenue  
Reading, PA 19606  
610.779.6585  
advance699@aol.com

# Bally Brook Industrial Park

## LOCATION

20 North Front Street, Bally Pennsylvania  
in Berks County

Immediately off PA, Route 100

Approximately 20 miles east of Reading, PA  
15 miles south of Allentown, 12 miles north of  
Route 422 and Pottstown

## SITE

Complex located on 15 +/- acres

## IMPROVEMENTS

3 freestanding buildings totaling 296,000 sq. ft.  
221,656 sq.ft. manufacturing/warehouse building with  
office area

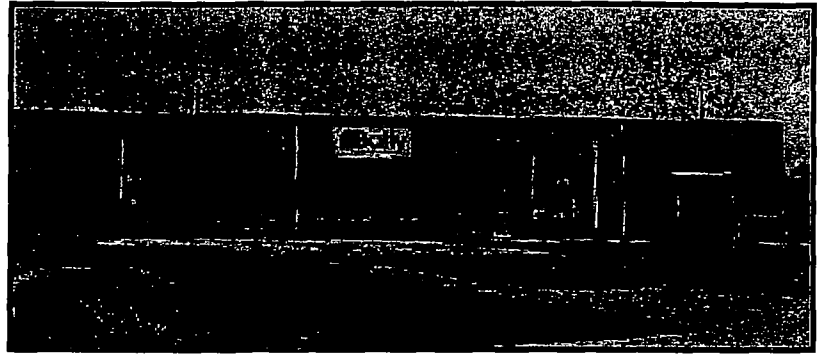
- one story building
- 3 recessed interior loading docks, 2 with levelers
- 9 exterior dock height doors
- 12' to 22' ceiling height with fluorescent and incandescent fixtures
- ceiling hung individual gas and oil forced air unit heaters
- concrete floors
- adequate restroom facilities
- numerous attached exterior storage buildings
- 3" natural gas main

47,848 sq. ft. manufacturing/warehouse building

- one story building
- 6 grade level truck doors
- dock height loading door with truck well
- 12' to 22' ceiling height with fluorescent light fixtures
- suspended gas and oil fired unit heaters
- mezzanine with offices
- adequate restroom facilities

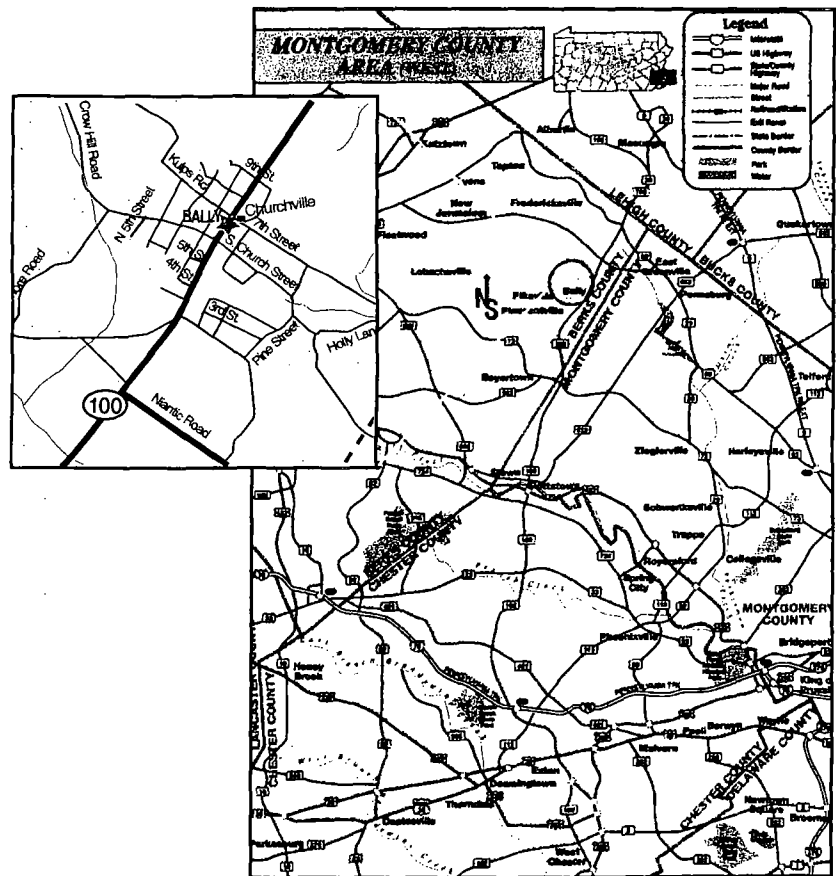
24,938 sq. ft. office building

- one story with partial basement
- brick siding with brick plaster framing
- recessed fluorescent fixtures
- central gas fired heating and air conditioning system
- large central lobby with tile floors
- carpeting or tile floors in all offices
- numerous office, conference and work spaces, some with smoked glass walls



## ZONING

Industrial District



## DIRECTIONS

I-78 to Exit 14A (PA Route 100 South/Trexlerstown).

Proceed from the north on Route 100 South for approximately 17 miles to Barto Road (Quigley Chevrolet on Left and church/cemetery on Right).

Make Right Turn onto Barto Road, then another Right immediately after the cemetery. Property is on the Right.

From the south, Route 100 North from Pottstown, proceed to Barto Road as above.



COMMERCIAL INVESTMENT NETWORK

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